

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 44 Through 64, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 11-16-04 ON WHICH DATE DEVELOPER AGREEMENT 14-1087-0 WAS FILED AND ACCEPTED.

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Chris Carlyle
C&C Development, LLC
By: Chris Carlyle, Member

12/7/04 Date

12/7/04 Date

Area Tabulation For Sheet 3

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Lots To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	2.750 Ac.*
Total Area Of Lots To Be Recorded	2.750 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	2.750 Ac.*

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Robert J. Wain
Howard County Health Officer
12/30/04 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division
12/27/04 Date

Director
1/14/05 Date

OWNER'S CERTIFICATE

C&C Development, LLC By Chris Carlyle, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of December, 2004.

Chris Carlyle
C&C Development, LLC
By: Chris Carlyle, Member

Ronald J. Carter
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Charles E. Toomey, III, William W. Toomey, Robert A. Toomey And Richard B. Toomey, Remaindermen Of Charles E. Toomey, Deceased To C&C Development, LLC By Deed Dated January 9, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5395 At Folio 572; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692
12/7/04 Date

OWNER AND DEVELOPER

C&C DEVELOPMENT, LLC
10176 Baltimore National Pike
Suite 207A
Ellicott City, Maryland 21042-3652

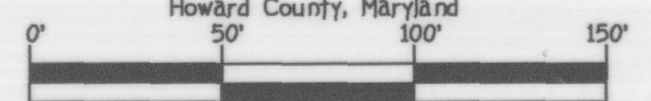
For Metes And Bounds
Tabulation Of Easements See
Sheet 4 Of 4

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

RECORDED AS PLAT No. 17190 ON 1-14-05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

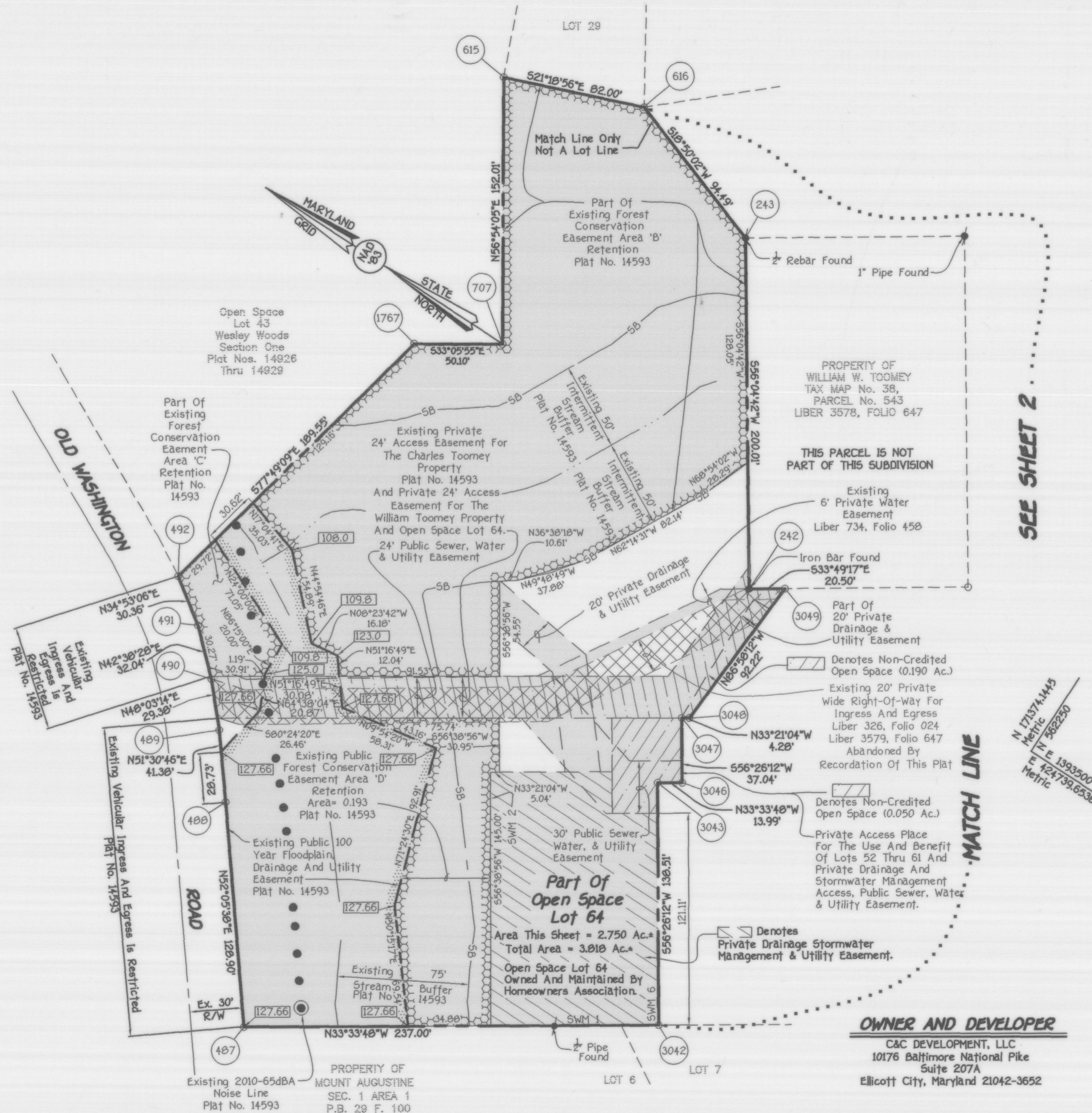
WESLEY WOODS

SECTION TWO
Lots 44 Thru Lot 63
And Open Space Lot 64
(A Resubdivision Of Non Buildable Bulk
Parcel "B" - WESLEY WOODS, Section One -
Plat Nos. 14926 Thru 14929)
Zoned: R-12
Tax Map No. 38 Parcel No. 162 Grid No. 4
First Election District
Howard County, Maryland



Scale: 1" = 50'
Date: December 7, 2004
Sheet 3 Of 4
F-04-54

P103304 F-04-54
MSA CSA 2125-2981-3



SEE SHEET 2

MATCH LINE